



Request for Statement of Interest to Lease Historic Boyd House

Published: September 15, 2020
Submissions Due: By 4:00pm on October 2, 2020

1) Introduction

This request is issued by the City of San Rafael (COSR) to solicit Statements of Interest (SOI) to lease on a long-term basis the Boyd House, a historic San Rafael landmark.

The Boyd House is located in the heart of San Rafael, on 1125 B Street at Mission. The Boyd House is one of the most elaborate and picturesque 19th Century houses in Marin County.

2) History of the building to be leased

The Boyd House was built in 1879 to be a gate (and guest) house for the nearby Boyd mansion, which is now occupied by the Elks Club of San Rafael. Actually, the Boyd mansion was home to the Boyd and Cook families, who were joined by a business relationship and, in 1883, a marriage. In 1905, the Boyd family suffered the deaths of two young sons and donated their gatehouse and surrounding gardens to the City of San Rafael in memory of their two boys. In subsequent years, their only daughter, Louise Arner Boyd, inherited the remaining estate and used much of her fortune to explore and do research in the Arctic. Though most would describe the building as a “classic” Victorian, the descriptive architectural term is Gothic Revival.

3) Property features

The Boyd House is set into a hillside, has three stories on the south and west sides and two stories on the north and east. It is a wood frame structure covered with vertical and horizontal lapped siding and cement plaster. The building is set off by nicely landscaped grounds and a granite and iron fence.

- The main floor and the upper level each have 4 medium sized rooms with ceilings ten to twelve feet high surrounding an ornate stairway and landing. The lower level contains three additional rooms as well as storage and utilities.
- The main entrance to the house can be accessed from B Street or from several other locations, including accessible access to the main level from Boyd Park.
- The house has central heating and natural ventilation.
- The house’s exterior was recently repainted and re-roofed, the electrical and plumbing was upgraded, and other interior improvements were made to modernize the building in keeping with its historic character.
- The City estimates the monthly operating costs, including cyclical repairs, to be approximately \$1200/month.

4) Property Reuse

Although the building is a historical landmark and originally built as a residence, the City of San Rafael believes that the Boyd House can function as a museum, retail or office space, art gallery, or another commercial operation. The City is seeking any appropriate and feasible business opportunity in the Boyd House since the downtown area is already a major visitor and shopping destination.

The City of San Rafael welcomes the submission of Statements of Interests for all types of business opportunities including for profit, or non-profit, art organization, and similar purposes for consideration.



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5) Submission & Occupancy Timeline

- Application Process Opens: September 15, 2020
- Statements of Interest Due By: 4:00 P.M. on October 2, 2020
- Review & Selection Process: October 14 through November 3, 2020
- Selection: The City reserves the right to select none, one, or more of the Statements of Interest to begin negotiations.
- Occupancy: Building available no sooner than January 5, 2021

6) Submission Instructions

SOIs will be accepted and submitted via email, entitled "BOYD HOUSE SOI" at fabiolag@cityofsanrafael.org.

SOIs to be a maximum of three (3) pages.

SOIs must clearly identify the intended use of the building and contain the following information:

- Applicant Information
 - Name of Organization
 - Contact Information
- Description of intended use of the property
 - Type of business
 - Description of business model/mission
 - Intended hours of operations
 - How this business would benefit or service the COSR community
 - Intent to occupy building as-is or intent to remodel
 - If intending to remodel, describe extent of rehabilitation
 - Preferred term of lease
- Funding Description
 - Provide investment plan; or,
 - Evidence of financial and management capability to lease and operate space

7) Questions

For questions related to this pre-application process, please contact Faby Guillen-Urfer by email at fabiolag@cityofsanrafael.org.